

ARCHITECT

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April 7, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Doug Rankin

**RE: SILVER STATE BANK @ TOWN CENTER
APN: 125-20-117-005
JUSTIFICATION LETTER**

PROJECT NO: 04-178

Dear Doug,

We respectfully request favorable consideration for the above referenced project for a Site Development Review.

The proposed Site Development Plan is for a single story 2,367 square foot financial institution with a building height of 24'-8". This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal

RCG/mt

Cc: 04-178.js.lt.sdr.clv

**SDR-12901
05/25/06 PC**